

# **VALLEY CENTER**

## *Valley Center Community Planning Area*

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2000 Census Population: 15,639

Community 2020 Target<sup>1</sup>: 45,853

Working Copy Population: 38,300

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### **KEY ISSUES IDENTIFIED AT 50 COMMUNITY WORKSHOPS AND MEETINGS:**

- Maintain rural lifestyle/character.
- Traffic impacts to the local road network from development and surrounding Indian gaming facilities.
- How to preserve community character and the environment while protecting private property rights.
- Absence of equity mechanisms or incentives for affected property owners.
- Lack of local road connectivity.
- Lack of a municipal sewer system.
- Lack of affordable housing.
- County requirements for urban-style road standards.

### **CONCEPTS AND CRITERIA USED IN CREATION OF MAP:**

#### **Regional Categories (Structure):**

- Higher residential densities (7.3 and 4.3) are limited to the Village Residential areas (northern and southern Country Towns).
- Semi-Rural areas reflect the existing agricultural uses and existing patterns of development.
- Semi-Rural areas serve as a transition between Village Residential areas and Rural Lands.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure and parcelization.

**Land Use Distribution Criteria:**

- Environmental constraints determined density patterns.
- Buffers established between adjacent communities.
- Preserved land for agricultural uses by maintaining 10- and 20-acre densities.
- Recognized existing patterns of development.
- Village Core and Village densities are designated within the historic town center providing an opportunity for municipal sewer system.

**ADVISORY GROUP RECOMMENDATIONS:****Interest Group:**

*Interest Group proposal increases population by approximately 4,395 persons*

- Apply the Semi-Rural (1 du/ac) designation north, west and east of the existing Country Town boundaries.
- Apply the Village Residential (7.3 du/ac) designation to the areas west and east of Cole Grade Road.
- Apply Rural Lands (1 du/40 ac) designation to the following areas: 1) the northwestern portions of the planning area (including Weaver Mountain); 2) the southwestern portions of the planning area (west of Red Mountain); 3) the Upper Hellhole area and the southern portions of Paradise Mountain (south of Paradise Mountain Road).
- Apply the Semi-Rural (1 du/10 ac) designation to the area between the southern and northern Country towns (north of Woods Valley Ranch and south of Valley Center Road).

**Planning Group:**

- The Valley Center Planning Group was unable to reach a majority vote to either accept or reject the Working Copy – December 2002 map. However, the Planning Group did pass a motion to accept a map provided that a Purchase of Development Rights/Transfer of Development Rights Program was in place concurrent with the adoption of General Plan 2020.

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<sup>1</sup> *community target not yet endorsed by the Board of Supervisors*